WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF SUMNER
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 32,300.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
30th DAY OF August 19 96

Notary Public

MY COMMISSION EXPIRES: 6-9-97
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
BEATY TITLE COMPANY, 668 Nashville Pike /Second Floor, Gallatin, TN 37068

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
CONNIE W. DIETZ (NAME)	FIRST UNION MORTGAGE CORPORATION (NAME)	MAP 133-14-A
420 Elysian Fields Unit D-2 (ADDRESS)	4300 SIX FORKS ROAD (ADDRESS)	PARCEL 51 CO
Nashville, Tennessee 37211 (CITY) (STATE) (ZIP)	RALEIGH, NC 27609 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, REBECCA ANN HOGAN JOHN AND HUSBAND, ROBERT J. JOHN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO CONNIE W. DIETZ, UNMARRIED

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND situated in Davidson County, Tennessee, and described as follows:

BEING Unit D-2 of OAKCREST CONDOMINIUM created under Title 64, sections 2701, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed, of record in Book 5884, Page 960, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the Plat of Oakcrest Condominium, of record in Book 5200, Page 413, said Register's Office, for a more complete identification and description of said Unit.

BEING the property conveyed to Rebecca Ann Hogan, unmarried, by deed dated 12/7/84 from David Mark Thomas and wife, Cecilia A. Thomas, of record in Book 6444, Page 472, Register's Office of Davidson County, Tennessee.

This conveyance is made subject to covenants declarations and restrictive covenants of record, said Register's Office; easement and setback lines as set forth on the above plan of record; and taxes for the current year, which have been prorated and assumed by the Grantee(s) herein.

unimproved ( )
This is improved (X) property, known as 420 Elysian Fields Unit D-2, Nashville, Tennessee 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 30th day of August 19 96

REBECCA ANN HOGAN JOHN

ROBERT J. JOHN

BOOK 10179 PG 419

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named REBECCA ANN HOGAN JOHN AND HUSBAND, ROBERT J. JOHN

the bargainor S with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Gallatin, Tennessee, this 30th day of August, 19 96.

Commission expires 6-9-99

Sue Robinson
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

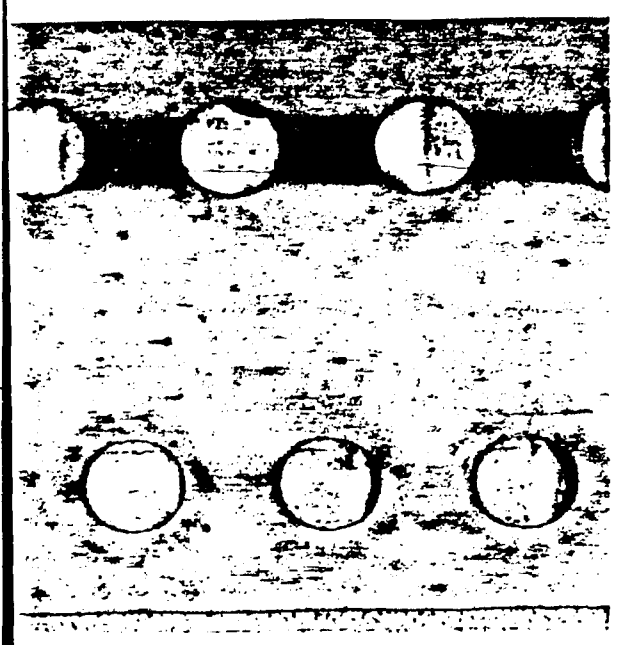
My commission expires _____

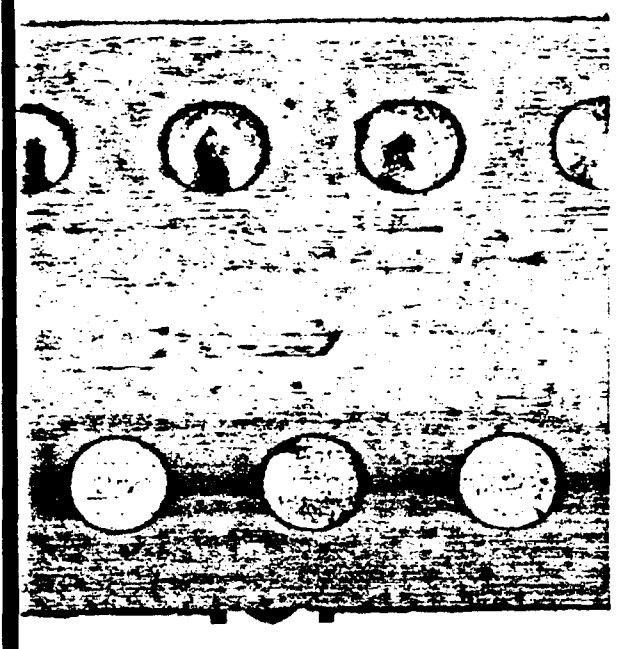
_____
Notary Public

U2215L4
IDENTIFICATION REFERENCE

96 SEP -5 AM 9:34
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.

4494 09/05 0101 03CHECK 138.51





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10179 PG 420

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT	32300.00
			CON TX	119.51
			PRFEE	1.00
			WDEED	8.00
			TOTAL	128.51
			CHECK	128.51
09/05/96	01		09:36 0001	4494

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0221544
IDENTIF. ↑ REFERENCE

96 SEP -5 AM 9:34
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1026995